

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, April 22, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. NJSA 40:55 D-31 Section 31 Review for County Building at 830 Bergen Avenue. Ground floor entry vestibule addition.
9. Case: P05-172.3 Amended Preliminary & Final Major Site Plan  
Applicant: Phu & Dinh Nguyen  
Attorney: Rita McKenna  
Review Planner: Kristin Russell  
Address: 634 Communipaw Ave.  
Block: 17905 Lot: 9  
Old Block: 1931 Lot: 7, 8, 9  
Zone: Monticello Redevelopment Plan  
Description: Originally approved September 9, 2008. Built with façade modifications.
10. Case: P14-011 Minor Site Plan  
Applicant: 56 Wayne, LLC  
Attorney: Rita McKenna  
Review Planner: Kristin Russell  
Address: 56 Wayne St.  
Block: 17905 Lot: 9  
Zone: H – Historic / Van Vorst Park  
Description: Addition to existing building to create 4-units
11. Case: P13-051 Minor Subdivision  
Applicant: Johnne B, LLC  
Attorney: Richard Campisano, Esq.  
Review Planner: Kristin Russell  
Address: 955 West Side Ave.  
Block: 11905 Lot: 4  
Zone: R-1 one- and two-family residential  
Description: Subdivision of two lots into three new conforming lots for two-family homes
12. Case: P13-093 Preliminary & Final Major Site Plan  
Applicant: Nivaria Group, LLC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 850-852 Newark Ave.  
Block: 7806 Lot: 18 & 19  
Zone: N/C – Neighborhood commercial  
Description: New mixed use building with 11 residential units above 3,266sf of retail.
13. Case: P13-085 Preliminary & Final Major Subdivision  
Applicant: Garden State Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 134-142 Cator Ave.  
Block: 28201 Lot: 6  
Zone: R-1 one- and two-family housing  
Description: Subdivision of one oversized lot into nine new conforming lots.  
**Carry to May 6, 2014**
14. Case: P13-086 Preliminary & Final Major Site Plan with “c” variances  
Applicant: Garden State Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 134-142 Cator Ave.  
Block: 28201 Lot: 6  
Zone: R-1 one- and two-family housing  
Description: Nine new, affordable, 2-family homes.  
Variances: garage size (9 lots)(c(2)), rear yard (8 lots)(c(2)), front yard setback (5 lots)(c(2))  
**Carry to May 6, 2014**
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD